



75 Rastrick Close, Bridgnorth, Shropshire, WV16 5AR

BERRIMAN
EATON

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With three double bedrooms and two bathrooms, this modern end townhouse has a private garden and gated access to the adjacent garage with parking, close to the towns amenities. Bridgnorth High Street - 1 mile, Shrewsbury - 21 miles, Ludlow - 19 miles. Kidderminster - 14 miles, Telford - 13 miles, Wolverhampton - 15 miles, Stourbridge - 15 miles, Birmingham - 31 miles.

(All distances are approximate).

LOCATION

This modern residential development is located just on the edge of the High Town between the vibrant historic market town and Greenbelt countryside. Bridgnorth town is easily accessible to the West Midlands major centres and Shropshire towns. The historic market town itself offers a good range of amenities to include a variety of shops, pubs, cafes and restaurants, along with primary and secondary schooling, healthcare services, hospital, sports and leisure facilities. There are also many local attractions such as the vintage Severn Valley Railway, Bridgnorth Castle and gardens, Northgate museum, theatre, cinema and the iconic Funicular Cliff Railway.

ACCOMMODATION

75 Rastrick Close is three storey townhouse occupying an end plot with a lawned garden to the rear and a single garage with parking located within the communal courtyard to the rear. Internally the property is well presented having gas central heating and fully double glazed.

On entering the property there is an entrance hall with tiled flooring and a guest cloakroom/WC. The kitchen is fitted with matching units to include base cupboards and drawers with work tops over, inset sink unit, matching wall cabinets along with integrated appliances to include a fridge, freezer, oven with gas hob above and washing machine. The lounge/dining area enjoys an outlook to the rear garden with French patio doors opening out and a useful store cupboard.

From the hall, stairs rise to the first floor landing which accommodates two double bedrooms and a family bathroom fitted with a white suite to include a WC, wash hand basin and bath with shower over. A further staircase rises to the second floor master bedroom suite having fitted wardrobes, a window to the front aspect along with a spacious en-suite shower room comprising a corner shower, WC, pedestal wash hand basin, sky light and a useful store cupboard.

OUTSIDE

Approached from the front through the small foregarden which overlooks the green, a path leads to the front door with canopy porch. A paved path and planted border leads down to the side of the property giving gated access into the rear landscaped garden which is lawned edged with a planted border and patio terrace enclosed by a fence boundary. Directly to the side is the single garage with private parking within the communal courtyard.

SERVICES

We are advised by our client that all main services are connected. Verification should be obtained from your surveyor.

TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

COUNCIL TAX

Shropshire Council.

Tax Band: C.

VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

DIRECTIONS

From our offices proceed onto Salop Street and take the next left onto the Ludlow Road. Proceed towards the top of the Ludlow Road taking the last turning on the right before the island into Harley Way. Continue along taking the next left into Maudlins Close which will continue into Rastrick Close. Take a left turn which will take you into the courtyard where the garage and parking to number 75 can be found ahead of you in the far left corner.

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Offers Around
£280,000

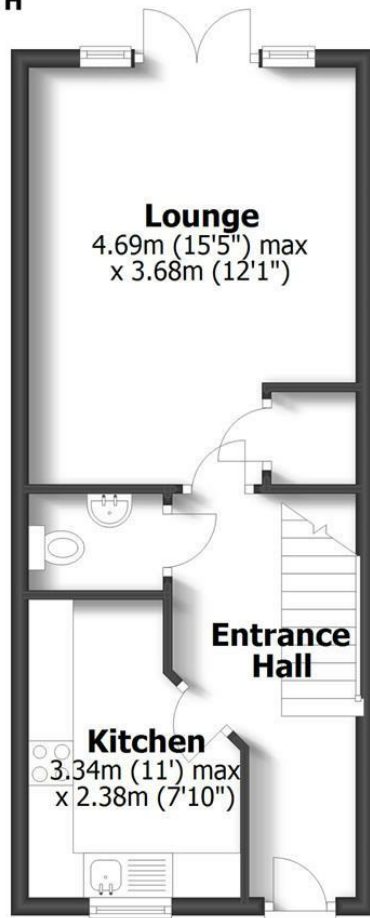
EPC: C

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

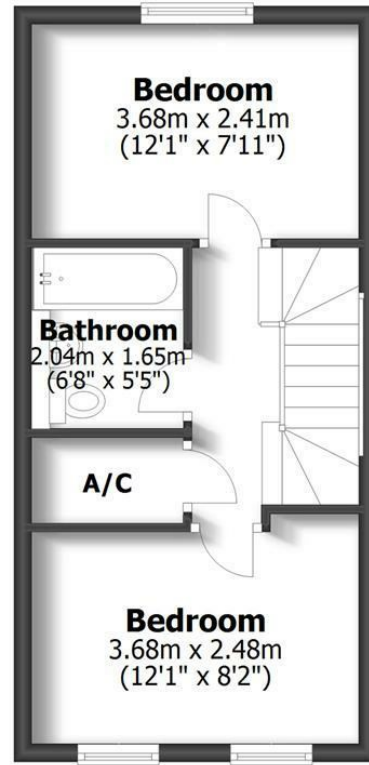


**75 RASTRICK CLOSE
BRIDGNORTH**

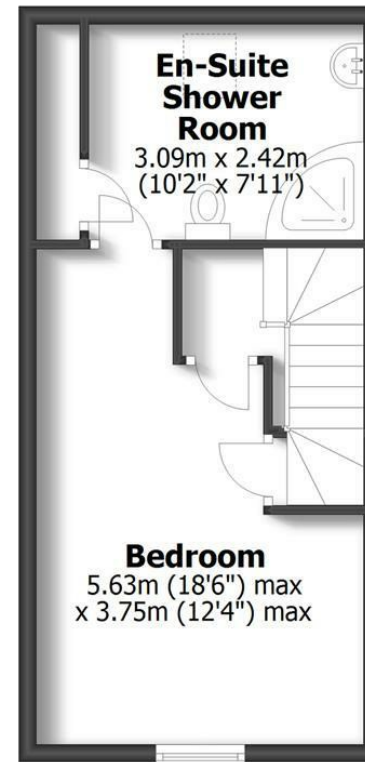
HOUSE: 93.8sq.m. 1,009.8sq.ft.
 GARAGE: 15.1sq.m. 162.7sq.ft.
TOTAL: 108.9sq.m. 1,172.5sq.ft.
 INTERNAL FLOOR AREAS ARE APPROXIMATE
 FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
 POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
 AND OTHER FEATURES ARE APPROXIMATE



Ground Floor



First Floor



Second Floor



